



CITY OF ROANOKE OFFICE OF THE CITY MANAGER

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215 Church Avenue, S.W., Room 364

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June 7, 2004

Honorable Ralph K. Smith, Mayor
Honorable C. Nelson Harris, Vice Mayor
Honorable William D. Bestpitch, Council Member
Honorable M. Rupert Cutler, Council Member
Honorable Alfred T. Dowe, Jr., Council Member
Honorable Beverly T. Fitzpatrick, Jr., Council Member
Honorable Linda F. Wyatt, Council Member

Dear Mayor Smith and Members of City Council:

Subject: Rezoning site in Roanoke
Centre for Industry and Technology

Previously City Council was briefed on a conceptual plan developed by urban design firm The Lawrence Group which would provide for the development of an eleven acre tract in the Roanoke Centre for Innovation and Technology (RCIT) located at the northeast corner of Blue Hills Drive and Orange for a range of commercial uses that would take advantage of the visibility and access provided by Orange Avenue, and that would complement and support the existing light industrial development in the center.

In order to move that conceptual plan forward, a petition has been prepared that requests the rezoning of the property from its current LM , Light Manufacturing District, zoning designation to C-2, General Commercial District, subject to certain proffered conditions. The proffers include limitations on the range of permitted commercial uses, prohibition of access directly from Orange Avenue, and limitations on freestanding signage. In addition, the property is governed by a set of restrictive covenants of RCIT which address other site development issues such as the location of on-site parking, the placement of buildings on the site, and landscaping of the site.

Recommended Action:

Authorize the City Manager to file a petition to rezone the property located at the northeast corner of Blue Hills Drive, N.E. and Orange Avenue, N. E., and

Mayor Smith and Members of City Council
June 7, 2004
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further identified as Official Tax Number 7160113, from LM, Light Manufacturing District, to C-2, General Commercial District, subject to certain conditions, as set forth in the attached petition.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darlene L. Burcham". The signature is fluid and cursive, with the first name "Darlene" being more prominent than the last name "Burcham".

Darlene L. Burcham
City Manager

DLB:rbt

Attachments

c: William M. Hackworth, City Attorney
Jesse A. Hall, Director of Finance
Mary F. Parker, City Clerk
Rolanda Russell, Assistant City Manager for Community Development

CM04-00095

CONDITIONAL PETITION TO REZONE

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA

IN RE:

Rezoning of a tract of land lying at the intersection of Orange Avenue, N.E., and Blue Hills Drive, N.E., in the City of Roanoke, Virginia, identified as Official Tax Map Number 7160113, from LM, Light Manufacturing, District, to C-2, General Commercial, District, such rezoning to be subject to certain conditions proffered by the petitioner.

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:

The Petitioner, City of Roanoke, owns land in the City of Roanoke containing 11.0677 acres, more or less, located at the intersection of Orange Avenue, N.E., and Blue Hills Drive, N.E., identified as Official Tax Map Number 7160113. Said tract is currently zoned LM, Light Manufacturing. A map of the property to be rezoned is attached as Exhibit 1. A concept plan is attached as Exhibit 2.

Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, the Petitioner requests that the said property be rezoned from LM, Light Manufacturing, District, to C-2, General Commercial District, subject to certain conditions set forth below, for the purpose of permitting the development of commercial uses, including restaurant, office, hotel, business service establishment, fitness center, or day care center, at the entrance of the Roanoke Centre for Industry and Technology (RCIT).

The Petitioner believes the rezoning of the said tract of land will further the intent and purposes of the City's Zoning Ordinance and its comprehensive plan, in that it will provide for the development of an appropriate mix of land uses at the entrance of the Roanoke Centre for Industry and Technology and along an important gateway of the City.

The Petitioner hereby proffers and agrees that if the said tract is rezoned as requested, that the rezoning will be subject to, and the Petitioner will abide by, the following conditions:

(1) Principal permitted uses on the property shall be limited to the following:

- a. Restaurants;
- b. Hotels, motels, and inns;
- c. Business service establishments;
- d. Indoor recreational uses limited to a fitness center;
- e. General and professional offices including financial institutions; and
- f. Day care centers with unlimited capacity subject to the requirements of section 36.1-510 et seq.

(2) There shall be no curb cuts on Orange Avenue/Route 460.

(3) Freestanding signage shall be limited to one (1) per principal permitted use developed on the property.

Attached as Exhibit 3 are the names, addresses and tax numbers of the owner or owners of all lots or property immediately adjacent to and immediately across a street or road from the property to be rezoned.

WHEREFORE, the Petitioner requests that the above-described tract be rezoned as requested in accordance with the provisions of the Zoning Ordinance of the City of Roanoke.

Respectfully submitted this __ day of _____, 2004.

Respectfully submitted,

By: _____

Owner

City of Roanoke

EXHIBIT 3

Adjoining Property Owners

City of Roanoke
Tax Number 7160113
Blue Hills Drive, N.E.
Roanoke, Virginia

City of Roanoke

7160102	City of Roanoke 215 Church Ave. Roanoke, VA 24011
7210107	The Orvis Co., Inc. P O Box 12000 Roanoke, VA 24022
7110124	National Bank of Commerce P O Box 750007 Memphis, TN 38175
7110125	Member One Federal Credit Union 202 4 th Street, NE Roanoke, VA 24016
7110122	Fudds of SW Virginia 3659 Orange Avenue, NE Roanoke, VA 24012
7110106	Evelyn K. Gish 3659 Orange Avenue, NE Roanoke, VA 24012

County of Roanoke


050.05.01-26-00-0000	Wittco Inc. P O Box 19042 Roanoke, VA 24019
050.05-01-29.00-0000	Gregory A. & Lori Bailey 4052 Trail Drive Roanoke, VA 24012

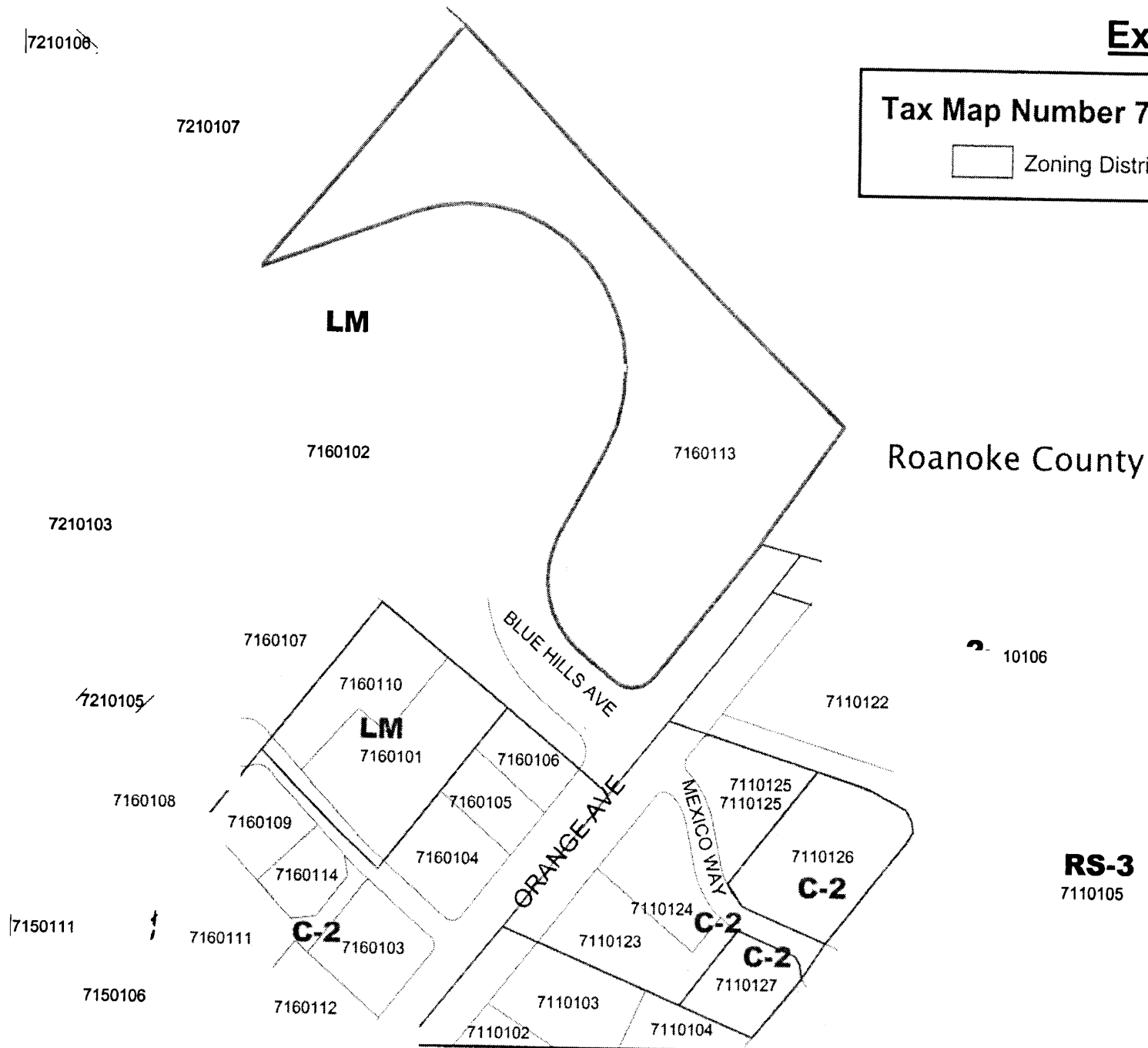
050.01-01-01.01-0000	ABS Properties, LLC c/o Acme Business Machines 3727 Challenger Drive, NE Roanoke, VA 24012
050.05-01-28.00-0000	Michael and Ulinda Grome 4050 Trail Drive, NE Roanoke, VA 24012
050.05-01-30.00-0000	Dewey & Iva Stilwell 4111 Blue View Drive Roanoke, VA 24012
049.08-01-13.00-0000	Nelson & Janie Dudley 4110 Blue View Drive Roanoke, VA 24012

7210108

Exhibit 1.

Tax Map Number 7160113

 Zoning Districts



RCIT CONCEPTUAL PLAN

CONCEPT C



Description

The proposed plan reserves the top of the hill for a class A office building. Uses that are dependent upon heavy truck traffic are discouraged given the location of the site in the inside curve of Blue Hills Drive.

In addition, a high-end sit down restaurant is recommended. Judging by a cursory inventory of the surrounding area, there is a void in high-quality restaurants for Centre employees to eat lunch.

In addition, a day care center is proposed to serve the Centre's 2500+ employees. Day Care Centers are frequently requested as amenities for employment centers. The Centre's previous plans for a day care center embedded the site too deep into the development to provide convenient drop-off, pick-up service for the existing employees and did not provide any visibility from Orange Avenue-US 460 for additional pass-by traffic from the surrounding community.

Note the proposed gateway treatment for the entrance. As this is both a Centre entrance as well as a gateway to the City of Roanoke, a special landscaping and streetscaping treatment is recommended.

Scale: 1" = 200'